

EXHIBIT “A”

United States Bankruptcy Court
Northern District of New York

In re ROYAL HOSPITALITY LLC d/b/a COMFORT SUITES

Debtor(s)

Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
American Hotel Register Company 16458 Collections Center Drive Chicago, IL 60693	American Hotel Register Company 16458 Collections Center Drive Chicago, IL 60693 800-323-5686	Supplies		1,392.94
American Lawn Landscape 38 Bonner Drive Queensbury, NY 12804-1002	American Lawn Landscape 38 Bonner Drive Queensbury, NY 12804-1002 518-798-4202	Landscaping		971.24
Autocrat, Inc. 10 Blackstone Valley Place Lincoln, RI 02865	Autocrat, Inc. 10 Blackstone Valley Place Lincoln, RI 02865 401-333-3300	Coffee, Supplies		1,332.78
Choice Hotels International Travel Agent Program P.O. Box 79882 Baltimore, MD 21279-9882	Choice Hotels International Travel Agent Program P.O. Box 79882 Baltimore, MD 21279-9882 301-592-6203	Travel Agent Commissions for July, 2010		5,847.27
Choice Hotels International P.O. Box 99992 Chicago, IL 60696-7792	Choice Hotels International P.O. Box 99992 Chicago, IL 60696-7792 301-592-5020	Franchise Fee		20,790.09
Great Escape Attn: Finance Department P.O. Box 511 Lake George, NY 12845	Great Escape Attn: Finance Department P.O. Box 511 Lake George, NY 12845 518-792-3500 x3361	Ticket Sales - Balance Due		15,825.00
John H. Richards, Esq. 33 Park Street P.O. Box 389 Glens Falls, NY 12801	John H. Richards, Esq. 33 Park Street P.O. Box 389 Glens Falls, NY 12801 518-745-5067	Attorneys' Fees		11,542.70
Lake George Regional Chamber of Commerce P.O. Box 272 Lake George, NY 12845	Lake George Regional Chamber of Commerce P.O. Box 272 Lake George, NY 12845 518-668-5755	Membership Services, Dues		550.00

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Leland Paper Company, Inc. 10 Leland Drive Glens Falls, NY 12801	Leland Paper Company, Inc. 10 Leland Drive Glens Falls, NY 12801 518-792-0949	Supplies		2,501.00
Lumberjack Pass Amusements, LLC c/o Andrew C. Kelly, Esq. Jordan & Kelly, LLC 4 Fisher Street Greenwich, NY 12834	Lumberjack Pass Amusements, LLC c/o Andrew C. Kelly, Esq. Jordan & Kelly, LLC Greenwich, NY 12834 518-692-1200	Claim for breach of contract, loss of income	Contingent Unliquidated Disputed	1,070,000.00
Mead's Nursery 361 Ridge Road Queensbury, NY 12804	Mead's Nursery 361 Ridge Road Queensbury, NY 12804 518-792-6533	Services		852.91
North Country Janitorial, Inc. 188 Dix Avenue Glens Falls, NY 12801	North Country Janitorial, Inc. 188 Dix Avenue Glens Falls, NY 12801 518-793-8750	Janitorial Services		154.00
NYS Department of Labor State Campus Building 12 Albany, NY 12240-0002	NYS Department of Labor State Campus Building 12 Albany, NY 12240-0002	Audit Pending	Unliquidated Disputed	1.00
NYS Department Taxation & Finance Attn: Bankruptcy Insolvency Unit P.O. Box 5300 Albany, NY 12205-0300	NYS Department Taxation & Finance Attn: Bankruptcy Insolvency Unit P.O. Box 5300 Albany, NY 12205-0300	Audit Pending	Unliquidated Disputed	1.00
Oreck Commercial Sales c/o Edmar Corporation Oreck Commercial Sales 100 Armstrong Road, Suite 101 Plymouth, MA 02360	Oreck Commercial Sales c/o Edmar Corporation Oreck Commercial Sales Plymouth, MA 02360 800-242-1378	Vacuum Cleaners		359.00
Ormondo S. Leombruno, CPA, PC 565 Bay Road Queensbury, NY 12804	Ormondo S. Leombruno, CPA, PC 565 Bay Road Queensbury, NY 12804 518-792-4701	Accounting Services		255.00
Simplex Grinnell District 101 1399 Vischer Ferry Road Clifton Park, NY 12065	Simplex Grinnell District 101 1399 Vischer Ferry Road Clifton Park, NY 12065 518-952-6040	Security Services		600.00
U.S. Food Service, Inc. P.O. Box 642554 Pittsburgh, PA 15264-2554	U.S. FoodService, Inc. P.O. Box 642554 Pittsburgh, PA 15264-2554 800-253-0277	Food		1,172.22

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Warren County Treasurer 1340 State Route 9 Lake George, NY 12845	Warren County Treasurer 1340 State Route 9 Lake George, NY 12845 761-6379	Occupancy Tax	Unliquidated Disputed	8,450.63

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date August 17, 2010

Signature



Marilyn E. Stark

Member

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.